

Cartref Trelyn Lane
St Keverne, TR12 6NJ



MATHER
PARTNERSHIP





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Positioned in a quiet position in the charming village of St Keverne, this unique property on Trelyn Lane offers a delightful opportunity for those seeking a tranquil retreat. This single-storey home features a well presented kitchen dining room, nice size lounge and a double bedroom. The property boasts a lovely garden that basks in sunlight, providing an ideal space for outdoor enjoyment and gardening enthusiasts. With no onward chain, this property presents a seamless opportunity for a swift move, allowing you to settle into your new home without delay. The property benefits from a log burner in the living room and has been updated with electric smart heaters. Whether you are looking to downsize, or seeking a peaceful getaway, this charming residence in the heart of St Keverne is not to be missed. Embrace the opportunity to make this unique property your own and enjoy the serene lifestyle that this picturesque village has to offer. Please note that the property is of non-standard construction, so mortgage purchasers will need to check suitability with their lender.



The Mather Partnership, Offices in Helston & Hayle
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Guide price - £150,000

Location

St Keverne is an active village and has a good range of amenities including a doctors surgery, general store, two public houses, church, primary school and a butchers. Nearby are the sheltered and unspoilt coves of Porthallow and Porthoustock both perfect for wild swimming, kyacking and paddle boarding. The Lizard Peninsula itself is renowned for its rugged coastline, beaches and cliff top walks. The nearby market town of Helston provides more extensive amenities including national stores, cinema, health centre and a leisure centre with indoor pool.

Accommodation

Entrance porch
Living room
Kitchen dining room
Bedroom
Bathroom
Storage utility

Outside

The property benefits from sheltered gardens affording wonderful amounts of sunshine. There is a patio accessed from the kitchen dining room, complimented with picket fences. Further garden area stocked with a range of flowers and shrubs. There is a storage shed for garden equipment.

Services

Mains water, electricity and drainage. Freehold tenure.

Construction

Our clients have informed us that the property is of non standard construction and any purchasers buying with a mortgage would need to check with their lender/broker for suitability.

Rights of Way

Our clients have informed us that the neighbouring property in front has a right of access over the patio to access a gate & footpath to the side of the property.

Council Tax Band- A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

What3Words

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

